

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Enville Road, Salford, M6 7JU

Offers Over £190,000

A SPACIOUS THREE BEDROOM SEMI-DETACHED HOME

Situated on Enville Road in Salford, this semi-detached house presents an excellent opportunity for first-time buyers or rental investors seeking a property ripe for personalisation and enhancement. The home boasts three well-sized bedrooms, providing ample space for family living or guest accommodation. The generous living room serves as a welcoming hub for relaxation and social gatherings, while the modern bathroom suite adds a touch of contemporary comfort.

One of the standout features of this property is the well-proportioned rear garden, which offers a delightful outdoor space for gardening, entertaining, or simply enjoying the fresh air. The location is particularly advantageous, with a variety of nearby amenities and convenient commuter routes, ensuring that daily necessities and travel options are easily accessible.

This property is a blank canvas, ready for you to infuse your own style and preferences, making it an ideal choice for those looking to create their dream home or a lucrative rental investment. With its combination of space, potential, and a prime location, this semi-detached house on Enville Road is not to be missed.

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**3****1****1****C**

- Tenure Freehold
 - On Street Parking
 - Three Generously Sized Bedrooms
 - Close Proximity To Local Amenities
- Council Tax Band A
 - Ideal Investment Opportunity Or First Time Buy
 - Ample Rear Garden Space
- EPC Rating C
 - Blank Canvas And Bursting With Potential
 - Easy Access To Major Commuter Routes

Ground Floor

Entrance

Hard wood single glazed door to hall.

Hall

4'4 x 3'9 (1.32m x 1.14m)

Central heating radiator, stairs to first floor and door to reception room.

Reception Room

15'9 x 12'11 (4.80m x 3.94m)

UPVC double glazed bay window, central heating radiator, two feature wall lights, living flame gas fire and door to kitchen.

Kitchen

15'9 x 7'7 (4.80m x 2.31m)

Two UPVC double glazed windows, central heating radiator, panel wall and base units, laminate work top, space for freestanding oven, stainless steel one and a half sink and drainer with mixer tap, space for fridge freezer, plumbed for washing machine, wood effect flooring and door to rear hall.

Rear Hall

2'10 x 7' (0.86m x 2.13m)

Doors to under stairs storage, side elevation and WC.

WC

3'10 x 2'7 (1.17m x 0.79m)

UPVC double glazed frosted window, dual flush WC and vinyl flooring.

First Floor

Landing

UPVC double glazed frosted window, doors to three bedrooms and bathroom.

Bedroom One

11'9 x 9'5 (3.58m x 2.87m)

UPVC double glazed window and central heating radiator.

Bedroom Two

9'11 x 9'8 (3.02m x 2.95m)

UPVC double glazed window and central heating radiator.

Bedroom Three

8'11 x 8'10 (2.72m x 2.69m)

UPVC double glazed window, central heating radiator and above stairs storage.

Bathroom

7'3 x 6'6 (2.21m x 1.98m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and rinse head, corner direct feed shower, PVC panel to ceiling, spotlights, tiled elevation and vinyl flooring.

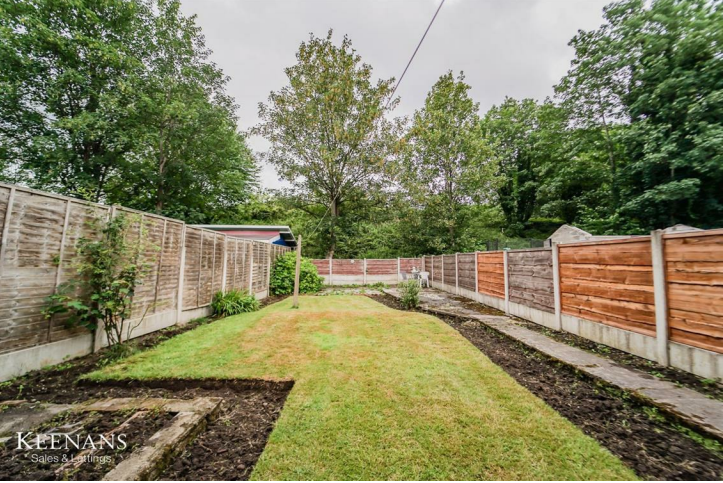
External

Rear

Laid to lawn garden, bedding areas and patio.

Front

Laid to lawn garden and bedding ares.



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